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CITY OF COSTA MESA
BY _____

April 9, 2011
Project No. TJ580.1

CITY OF COSTA MESA
77 Fair Drive 2nd Floor
Costa Mesa, CA 92626

Attention: Rebecca Robbins, Building Planner

Subject: **Project Consultation - Approved Pier and Grade Beams, Setbacks and Drainage FOR NEW REAR YARD DECK EXTENSION and ADDITIONS AT 1151 GLENEAGLES TERRACE COSTA MESA, CALIFORNIA**

Application No. ZA-09-37- A1

Reference: "Geotechnical Investigation For Proposed Residential Additions - Rear Yard Deck Extension at 1151 Gleneagles Terrace, Costa Mesa, California," by EGA Consultants, LLC, dated November 11, 2009.

Dear Ms. Robbins,

In accordance with the 2010 CBC and the City of Costa Mesa building requirements, we are submitting this Compliance Report to certify that we have observed and approved the caisson drilling operation as well as the grade beam and foundation trenches and hereby verify that such work is in conformance with the approved Soils Report (referenced above).

The new rear yard deck, bedroom/bathroom addition and fireplace foundations are supported by the drilled, cast-in-place caissons and grade beams. On December 8, through December 9, 2010, a total of four (4), 24" diameter caisson boreholes were drilled by Peter Drilling, Inc. each to total depths of 15 feet below lowest adjacent slope grade. Representatives from our firm inspected and confirmed that the four boreholes extend a minimum 12 ft. into competent native materials. The caisson embedments meet or exceed the specifications outlined in the above-referenced Soils Report and the Foundation Plan by Shucri Yaghi, Consulting Engineers (dated July 9, 2010 and revised on August 6, 2010 and on September 30, 2010).

Note: The new construction locations in relation to the rear yard, southwest-facing slope are as follows:

1. New bedroom/bathroom foundation setback 4 ft. 3 inches from top of slope.
2. New deck fireplace foundation extends 4 ft. past the top of slope.

The above foundation elements are tied-in and supported by the new pier and grade beam system. Therefore, from a geotechnical standpoint there is no added surcharge to the slope. The underpinning and new construction is approved from a geotechnical standpoint.

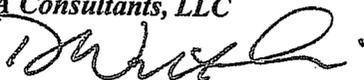
We recommend installing additional rain gutters and down spouts along the residence perimeters. All downspouts should be tight-lined into area drains. All drains should be directed to a suitable discharge, such as the curb-face at Avimore Terrace. Under no circumstances should water be allowed to pond adjacent to the residence slabs, standing structures, and the rear slope.

Based on the findings of our geotechnical investigation and our continuous observations and testing during the pier, grade beam, foundation and steel doweling phases, the on-site new construction will not impact the geologic stability/safety of the subject or surrounding sites. Geologic hazards such as landsliding, settlement, or slippage are not present or future factors at the subject or adjacent sites, provided the proposed drainage diverts surface and roof gutter runoff to a suitable outlet, away from the slope and foundations.

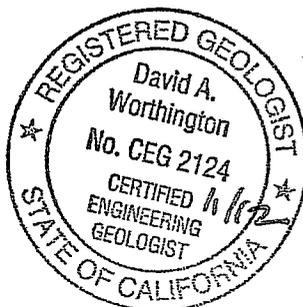
This opportunity to be of service is appreciated. If you have any questions, please call.

Very truly yours,

EGA Consultants, LLC



DAVID A. WORTHINGTON CEG 2124
Principal Engineering Geologist



Copies: (2) Addressee
(1) Mr. William Lowe, Homeowner

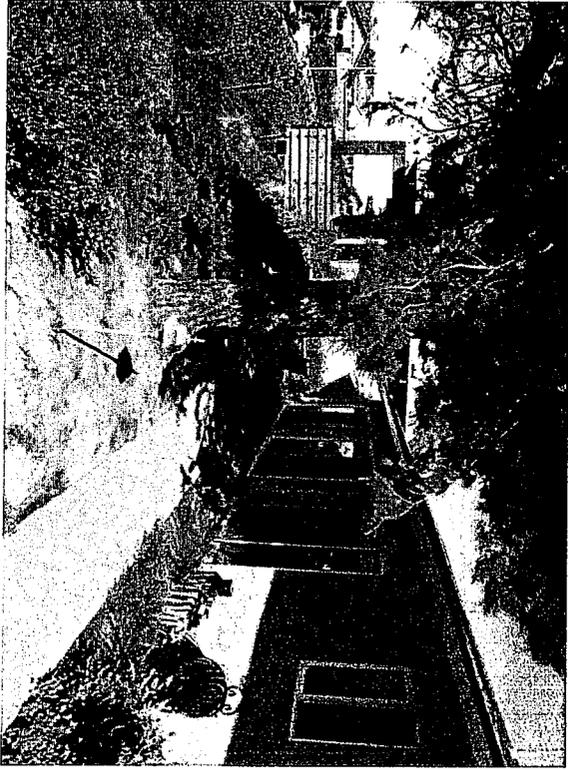
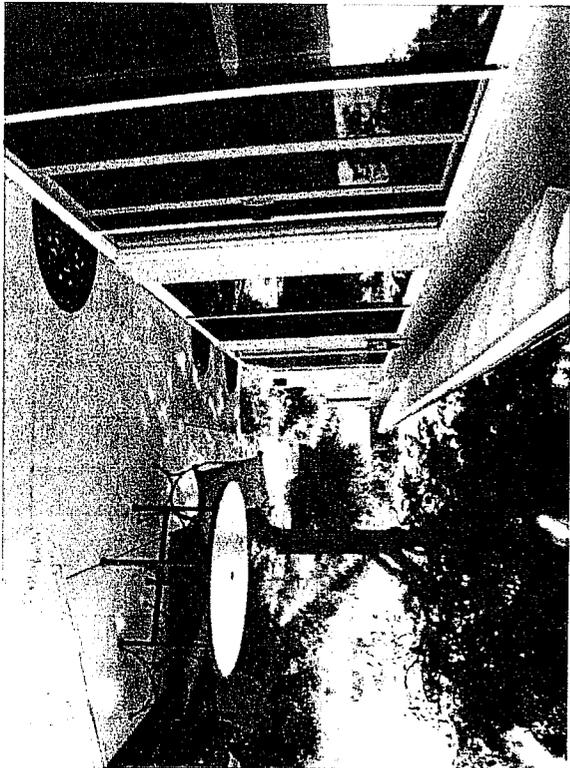
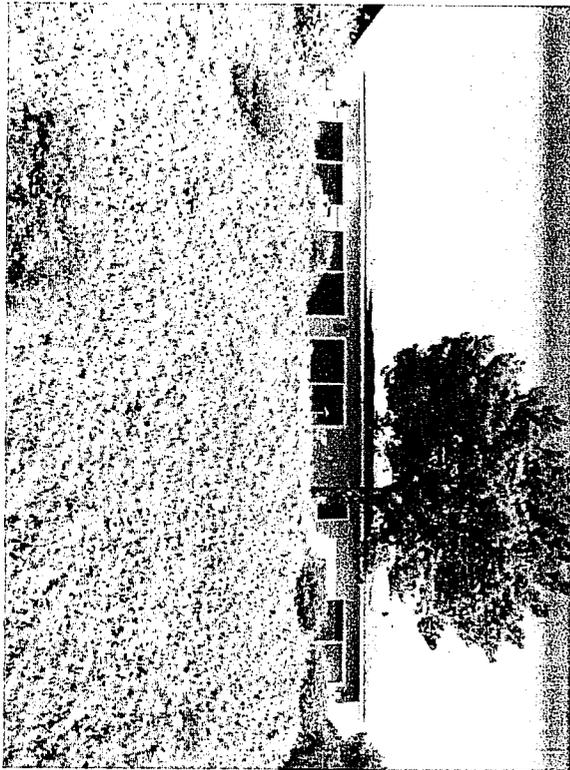
HOME REMODEL AT
1151 GLENEAGLES TERRACE
COSTA MESA, CA

Application Number: ZA-09-37 A1

DESCRIPTION OF ISSUES:

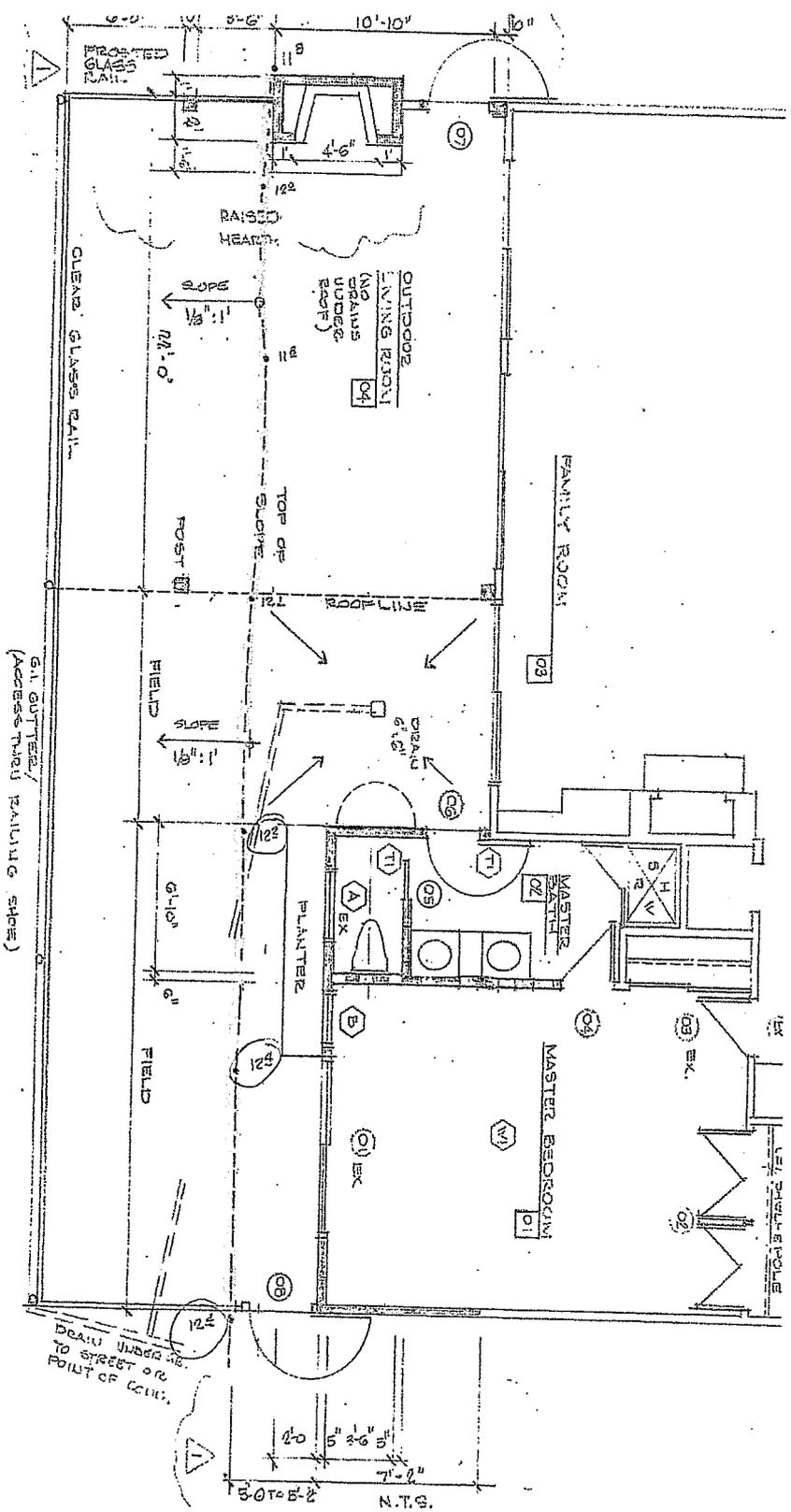
- PROPOSED SETBACK FOR BEDROOM/BATHROOM EXTENSION IS 4 FEET 3 INCHES FROM BLUFF CREST
 - 5 FEET SETBACK FROM BLUFF CREST APPROVED
- PROPOSED BEDROOM/BATHROOM EXTENSION ROOF HEIGHT IS 13 FEET 6 INCHES
 - ROOF HEIGHT OF 12 FEET 6 INCHES APPROVED
- ALL OTHER ISSUES ADDRESSED BY PLANNING COMMISSION ARE BEING BROUGHT INTO CONFORMANCE WITH APPROVED DRAWINGS:
 - EAVES ON DECK COVER HAVE BEEN REMOVED
 - DECK COVER ROOF HAS BEEN REBUILT TO REDUCE HEIGHT FROM 14 FEET 6 INCHES TO APPROVED HEIGHT OF 12 FEET 6 INCHES
 - FIREPLACE AND SOLID WALL FOR DECK COVER ARE BEING REBUILT TO ENSURE THEY DON'T EXTEND PAST THE BLUFF CREST

REAR YARD PRIOR TO START OF CONSTRUCTION



- BLUFF CREST IS RELATIVELY CONSTANT IN DEPTH ACROSS PROPERTY
- BLUFF CREST IS DEFINED IN PLANS REVIEWED AND APPROVED BY THE CITY

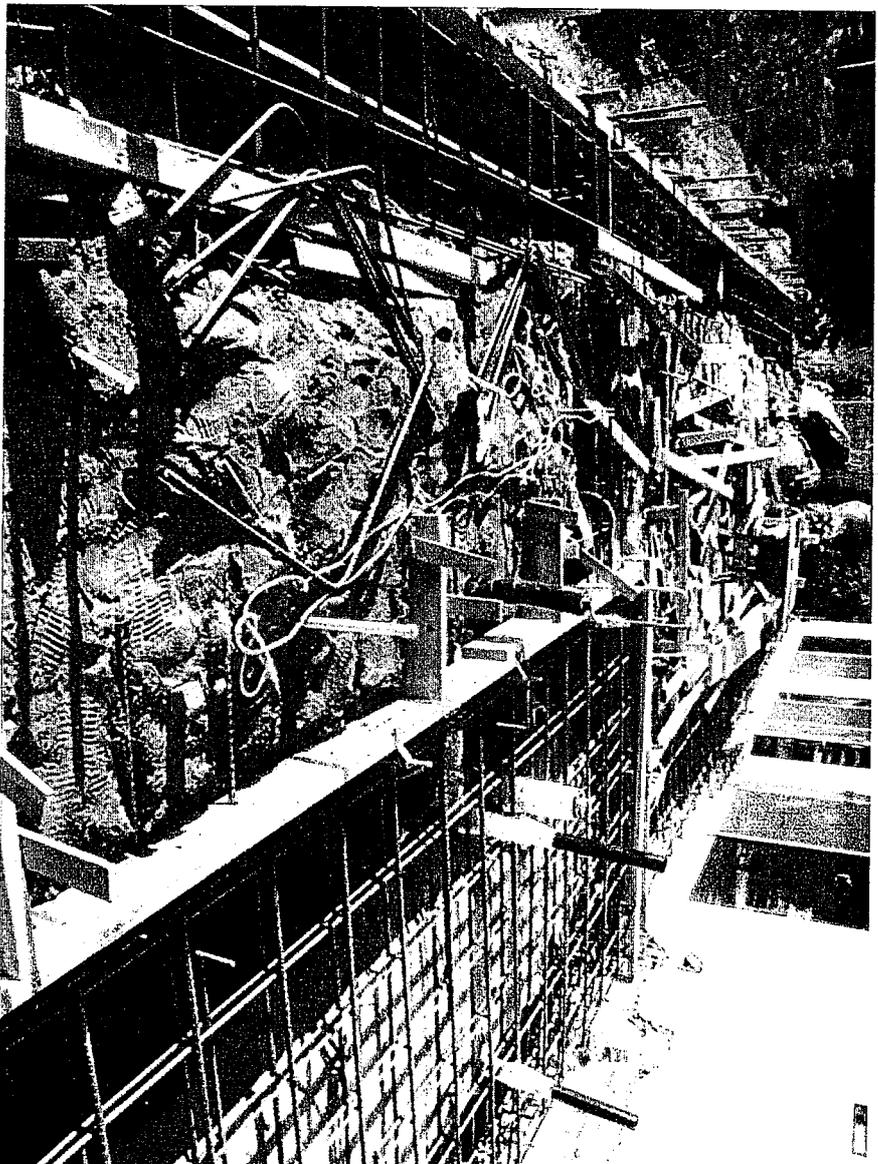
BLUFF CREST DIMENSIONS AS DOCUMENTED IN APPROVED PLANS



FLOOR AND DECK PLAN

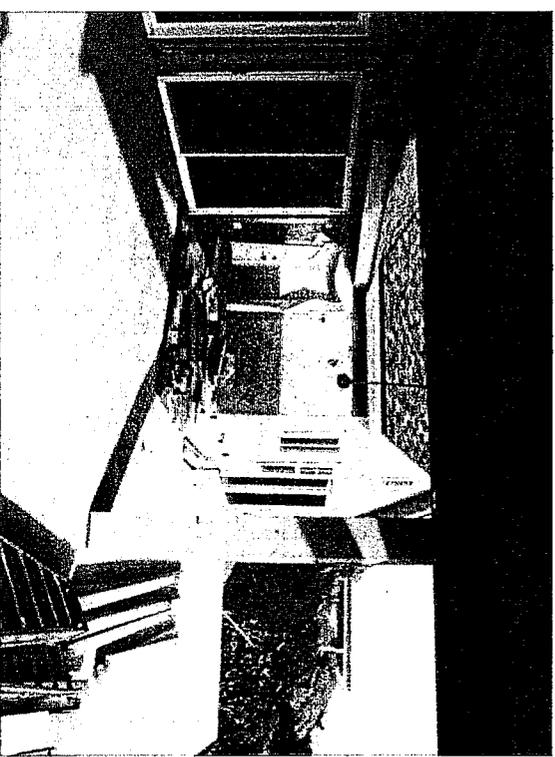
(FIGURE FROM EARLY COPY OF PLANS)

FOUNDATION FOR BEDROOM/BATHROOM EXTENSION



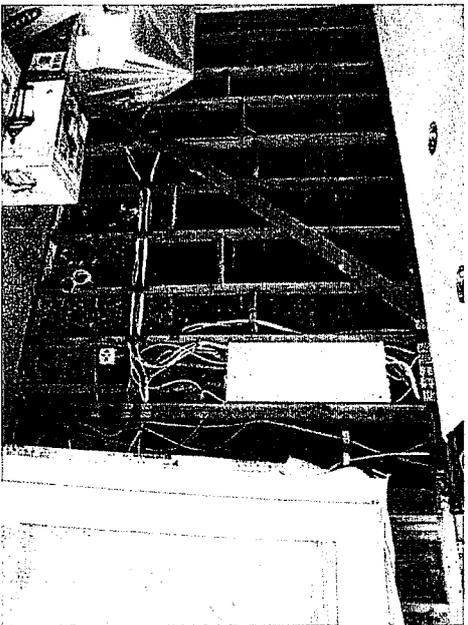
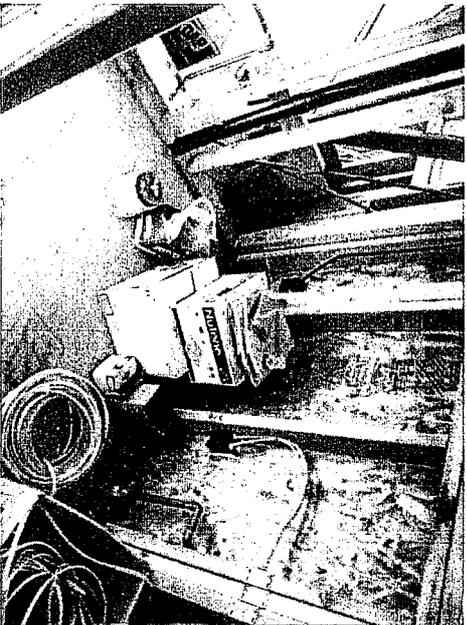
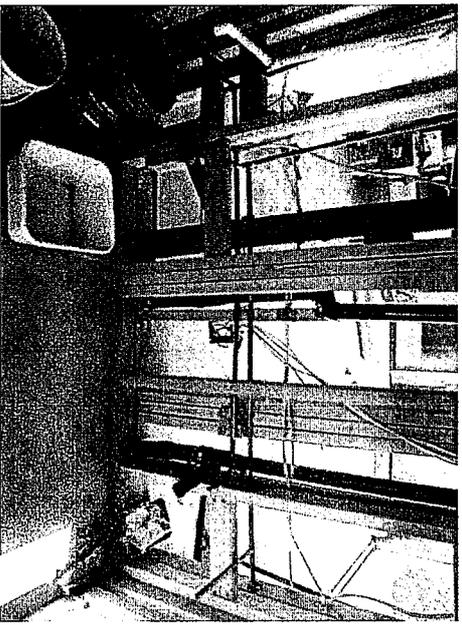
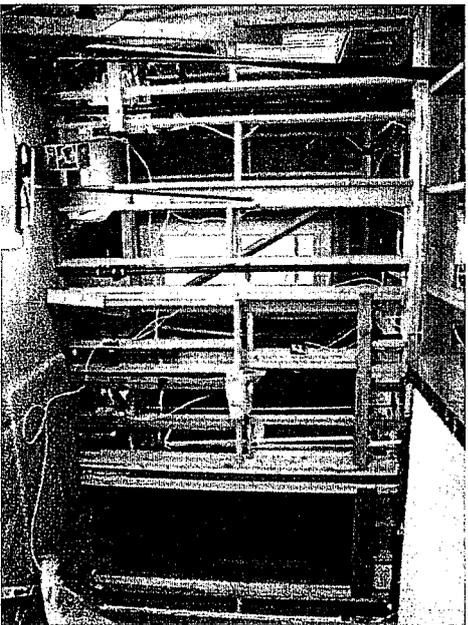
- **GRADE BEAM IS LOCATED JUST BELOW FORMER BLUFF CREST**
- **GEOLOGIST REPORT STATES “..NEW CONSTRUCTION WILL NOT IMPACT THE GEOLOGIC STABILITY/SAFETY OF THE SUBJECT OR SURROUNDING SITES.”**

PROPOSED SETBACK FOR MASTER BEDROOM/BATHROOM EXPANSION IS 4 FEET 3 INCHES FROM BLUFF CREST

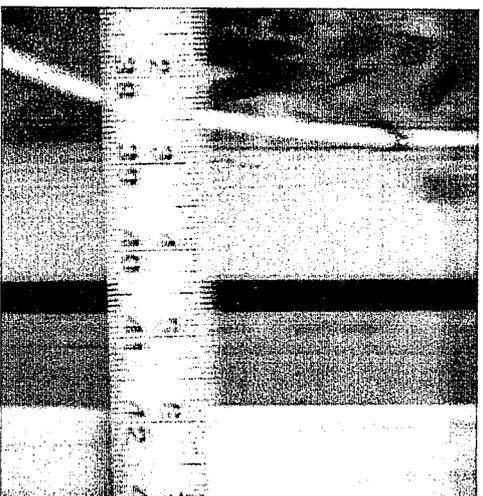
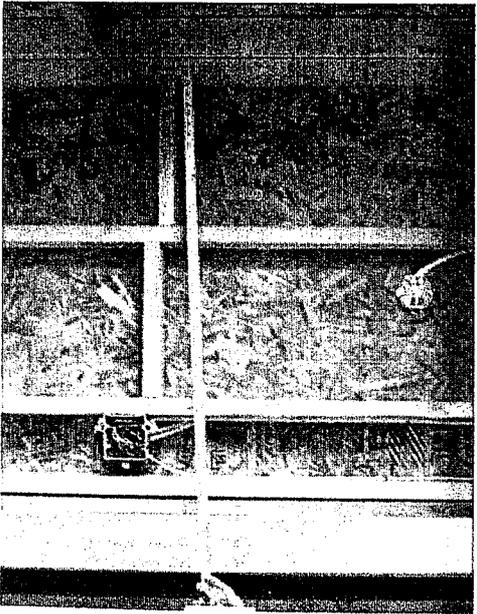


- **APPROVED SETBACK FROM BLUFF CREST IS 5 FEET**
- **ROOM EXTENSION AND FOUNDATION WAS INSPECTED BY CITY PERSONNEL DURING CONSTRUCTION**
 - **AT LEAST THREE INSPECTIONS CONDUCTED BY A TEAM OF CODE ENFORCEMENT, PLANNING, AND BUILDING INSPECTION PERSONNEL**
 - **FOUNDATION WAS INSPECTED PRIOR TO CONCRETE POUR**
 - **PLUMBING MODIFICATIONS WERE INSPECTED PRIOR TO CONCRETE POUR**
 - **ROOF SHEATHING AND HEIGHT WAS INSPECTED AND APPROVED IN FEBRUARY TO AUTHORIZE INSTALLATION OF SHINGLES**

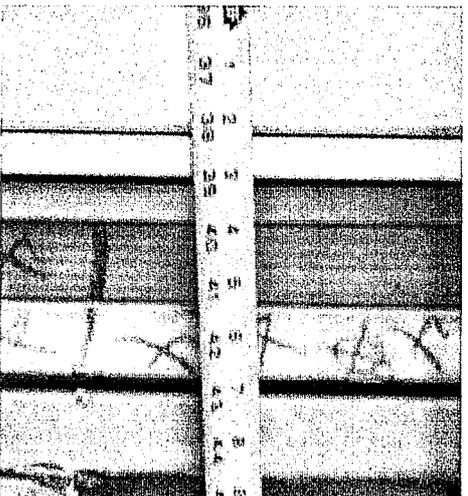
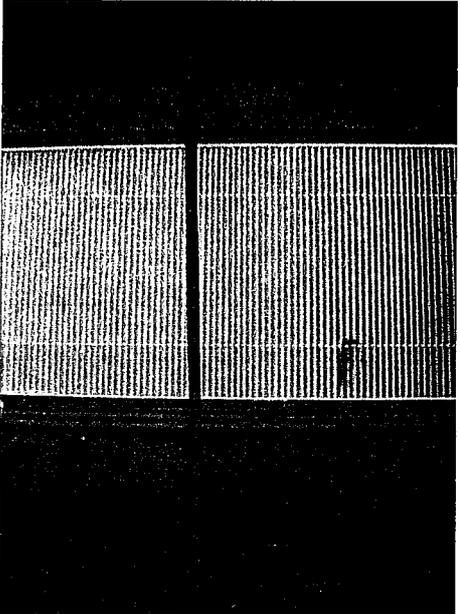
INTERIOR OF MASTER BEDROOM/BATHROOM EXTENSION



MASTER BEDROOM/BATHROOM EXTENSION WAS SIZED FOR DISABLED ACCESS

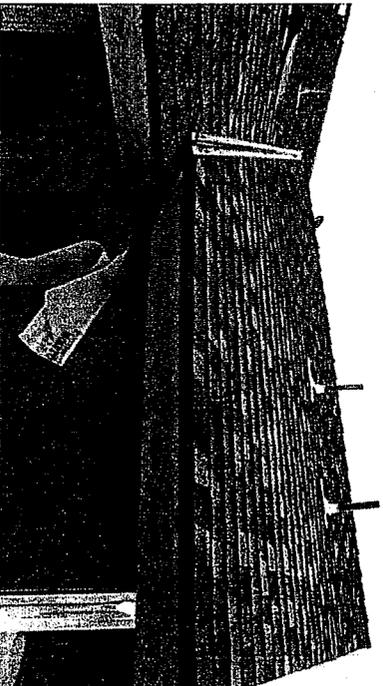
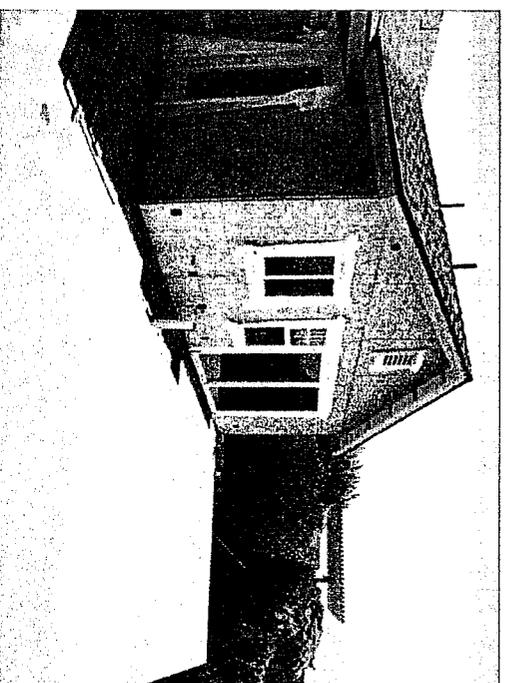
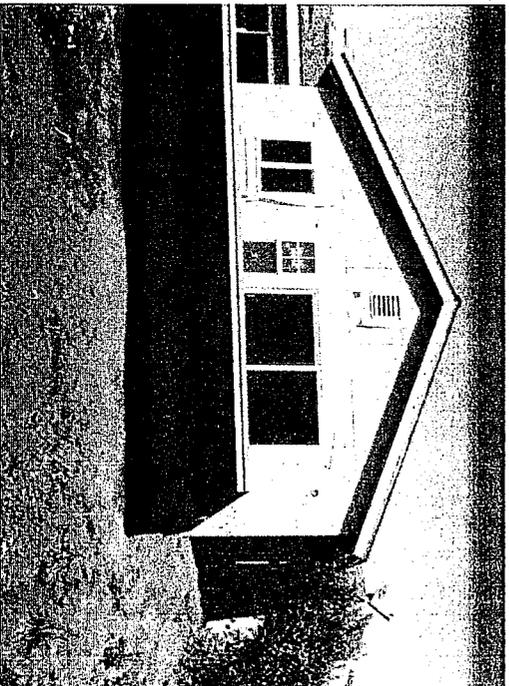


- INTERIOR OF TOILET
COMPARTMENT IS 42
INCHES WIDE



- EXTERIOR DOOR IS 32
INCHES

ROOF HEIGHT IS 13 FEET 6 INCHES



- APPROVED ROOF HEIGHT IS 12 FEET 6 INCHES
- MASTER BEDROOM/BATHROOM ROOF MATCHES PITCH OF HOUSE ROOF
 - ROOF WAS INSPECTED BY CITY PRIOR TO FINISHING
- PEAK OF MASTER BEDROOM/BATHROOM ROOF IS LOWER THAN HOUSE ROOF

CHANGE REQUEST:

- **WE ARE REQUESTING APPROVAL OF REDUCED BLUFF CREST SETBACK FOR MASTER BEDROOM/BATHROOM EXTENSION**
 - **ENCROACHMENT WAS INADVERTENT BY OWNER AND CONTRACTOR**
 - **WENT UNNOTICED DURING SEVERAL INSPECTIONS BY CITY PERSONNEL**
 - **CODE ENFORCEMENT, CHIEF INSPECTOR, AND PLANNING**
 - **ACTUAL ENCROACHMENT WAS IDENTIFIED AND DOCUMENTED BY PROPERTY OWNERS**
 - **INTERIORS OF BEDROOM AND BATHROOM ARE READY FOR MECHANICAL AND ELECTRICAL INSPECTIONS**
- **WE ARE REQUESTING THAT MASTER BEDROOM/BATHROOM ROOF HEIGHT EXCEEDANCE BE APPROVED**
 - **ROOF WAS CONSTRUCTED TO MATCH EXISTING HOUSE PITCH**
 - **EXTENSION APPEARANCE IS CONSISTENT WITH HOUSE STRUCTURE**
 - **ROOF HAS BEEN INSPECTED AND FINISHED**

